



Commercial garage to let

Dacorum Borough Council
Garage 14 Parkwood Drive, Hemel Hempstead, Herts



Offers are invited for a lease of the above commercial garage

Location

This single garage is located to the rear of Stoneycroft Shopping Centre Hemel Hempstead - see plan below (not to scale) with subject garage coloured pink.



Tenancy

The garage will be let under the main heads of terms as set out below. It is expected that offers of rent will be in the region of £720 per annum exclusive of VAT and business rates. This figure is given as a guide only and, if necessary, you should consult your own valuer. There is no electricity at the premises.

Rates

Tenant to pay the business rates on the premises. Small business rate relief may be available. The tenant is advised to make their own enquiries to verify the business rates payable. For more information on business rates please see www.voa.gov.uk.

Use

To be used as a garage for a commercial vehicle or for the storage of goods or equipment, which are for the purpose of a business carried out by the tenant and for no other purpose whatsoever

Application Form

The Council's Form of Application is attached and it is required to be completed in full.

Interview and References

Applicants may be called upon to attend an interview and the selected applicant required to provide satisfactory references.

Further Information

For further information or to arrange a viewing please email claire.rowbotham@dacorum.gov.uk.

Misrepresentation

These particulars are provided as a general guide to the property offered, subject to contract and Council approval. The details do not constitute the offer of a contract or any part of a contract. The Council does not employ, make or give any representation, guarantee or

warranty whatsoever relating to the terms. Any intending lessee must, by inspection or otherwise, satisfy him/herself as to the correctness of any of the statements contained in these particulars. The Council does not undertake to accept the highest or any offer.

Seek legal advice

Dacorum Borough Council strongly recommends that if you are considering leasing a property that you seek legal advice from the outset. Entering into a lease commits you to a legally binding contract with the landlord. You will be legally and financially obligated under the terms of the lease and it is vital that you fully understand those obligations prior to signing a lease.

Dacorum Borough Council
Main heads of terms for the lease
Commercial Garage 14 Parkwood Drive,
Hemel Hempstead

Term

5 year term from a date to be agreed.

Rent

£ (as per the successful applicant) per annum exclusive payable quarterly in advance.

Rent Review

Rent to be reviewed upwards only at the end of the third year based on a Retail Price Index (RPI).

Rent Free Period

None

Insurance

Tenant to pay the Council's annual premium for effecting insurance cover of the premises.

Repairs

Tenant is to keep the premises internally in good repair and condition and to keep the garage doors and door frames in good tenable repair and condition and to make good any damage thereto; to comply with all relevant Health & Safety legislation or other statutory requirements which may be applicable

Alienation

Tenant is not to assign, sublet or part with possession of the whole or any part of the premises.

Alterations

External and structural alterations are strictly prohibited. Any other alterations (including non-structural alterations) are subject to Landlord's consent not to be unreasonably withheld.

Break Clause

Landlord and Tenant option to break at any time subject to 6 months prior written notice

Rent Deposit/Guarantor

None

Outgoings

Tenant to pay all rates, taxes and any other outgoings.

Use

To be used as a garage for a commercial vehicle or for the storage of goods or equipment, which are for the purpose of a business carried out by the Tenant and for no other purpose whatsoever

VAT

VAT will be added to all rents etc.

Reinstatement

Tenant is to remove all fixture and fittings at the end of the term and return the premises to the Landlord in a good and substantial condition free of any rubbish

LTA 1954

The lease to be outside of the provisions of security of tenure under Sections 24 to 28 of the Landlord and Tenant Act 1954.

Legal Costs

Tenant to pay the Council's legal fees in the preparation and execution of the lease of £350 plus VAT to be paid in advance.

Dacorum Borough Council

Application form

Commercial Garage 14 Parkwood Drive, Hemel Hempstead

All offers must be in writing using this Application Form only and remain SUBJECT TO CONTRACT. Completed application forms should be sent electronically, together with a covering e-mail to claire.rowbotham@dacorum.gov.uk

Details required	Answers
Name of applicant(s) and postal address	
Name of individual or Company to be named on the lease. (If Company please also provide Company Registration number).	
Email address and phone number of applicant	
Brief description of company/ nature of business	
Are you a first time business?	
Previous business experience	
Proposed use of garage	
Other terms required for consideration	
Proposed Rental	£.....per annum exclusive
In figures :
In words :